



Hill Street, Stapenhill, Burton-on-Trent



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£110,000



Key Features

- Traditional Mid Terraced Home
- Attractive Established Location
- Close To Shops & Facilities
- 1 Mile From Burton Town Centre
- Good Sized Gardens
- Requiring Modernisation
- EPC rating D
- Freehold





Hill Street is a popular road close to the centre of Stapenhill which offers a good range of local facilities and amenities whilst Burton town centre is approximately 1 mil away. The property is offered for sale with immediate vacant possession and is complemented by a small forecourt/garden area (potential off road parking) and a good sized rear garden. Internally the property would benefit from some modernisation and improvement, in brief the accommodation comprises: - good sized open plan living room, kitchen, rear porch and bathroom and on the first floor a landing leads to three bedrooms. The property does benefit from double glazing and central heating.

Accommodation In Detail

Entrance door opening into:

Living Room 7.76m x 3.54m (25'6" x 11'7")

having three central heating radiators, staircase rising to first floor and feature fireplace housing a gas fire.

Kitchen 3.09m x 1.79m (10'1" x 5'11")

having window to side elevation, stainless steel sink, fitted work top and oak fronted wall mounted cupboards.

Rear Lobby

having a deep storage cupboard and glazed door to side elevation.

Bathroom

having bath, wc, wash basin, tiled surrounds, one central heating radiator and window to side elevation.

On The First Floor

Landing

having a deep storage cupboard.

Bedroom One 3.4m x 2.27m (11'2" x 7'5")

having large built-in overstairs cupboard, window to front elevation and one central heating radiator.

Bedroom Two 3.37m x 2.27m (11'1" x 7'5")

having one central heating radiator and window to rear elevation.

Bedroom Three 3.02m x 1.79m (9'11" x 5'11")

having one central heating radiator and window to rear elevation.

Outside

To the front of the property is an enclosed hard standing area/potential garden and pedestrian access to the rear. To the rear is a good sized enclosed garden laid to grass.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

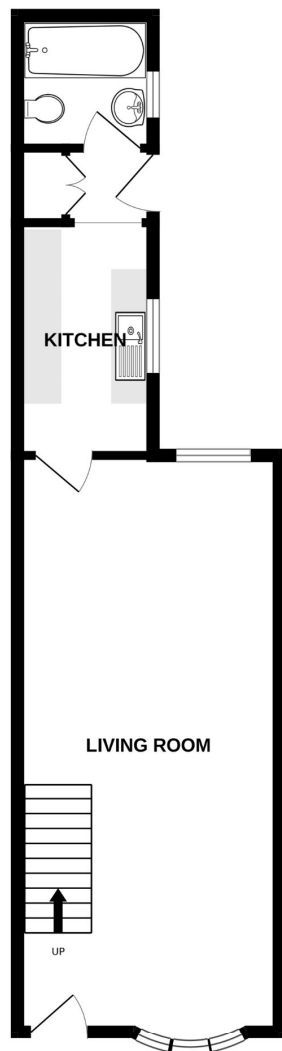
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

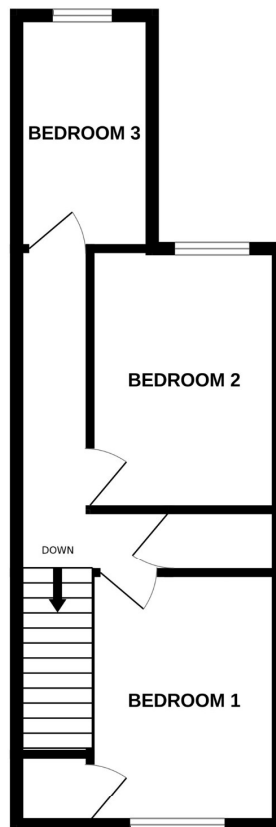
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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